170.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	936,200 / 936,200
					USE VALUE:	936,200 / 936,200
					ASSESSED:	936,200 / 936,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACGREGOR LOIS C/TRUSTEE
Owner 2:	CHARLES W MACGREGOR FMLY TRU
Owner 3:	
Street 1:	86 HARTWELL ROAD
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	MACGREGOR CHARLES W & LOIS C -
Owner 2:	TRS/CHARLES W MACGREGOR FMLY -
Street 1:	86 HARTWELL ROAD
Twn/City:	BEDFORD
St/Prov:	MA Cntry:
Postal:	01730

NARRATIVE DESCRIPTION

This parcel contains 7,215 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1912, having primarily Vinyl Exterior and 2828 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7215.000	490,700		445,500	936,200
Total Card	0.166	490,700		445,500	936,200
Total Parcel	0.166	490,700		445,500	936,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.05 | /Parcel: 331.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

112540

GIS Ref

GIS Ref

Insp Date

07/02/18

!13125!

PREVIOUS ASSESSMENT

Parcel ID 170.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	490,700	0	7,215.	445,500	936,200	936,200	Year End Roll	12/18/2019
2019	104	FV	396,800	0	7,215.	439,200	836,000	836,000	Year End Roll	1/3/2019
2018	104	FV	372,000	0	7,215.	337,300	709,300	709,300	Year End Roll	12/20/2017
2017	104	FV	348,000	0	7,215.	318,200	666,200	666,200	Year End Roll	1/3/2017
2016	104	FV	348,000	0	7,215.	292,800	640,800	640,800	Year End	1/4/2016
2015	104	FV	288,100	0	7,215.	273,700	561,800	561,800	Year End Roll	12/11/2014
2014	104	FV	288,100	0	7,215.	252,000	540,100	540,100	Year End Roll	12/16/2013
2013	104	FV	300,100	0	7,215.	252,000	552,100	552,100		12/13/2012

PRINT

Date	Time
12/11/20	03:07:55

LAST REV

Date	Time
08/08/18	11:00:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13125

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACGREGOR CHARL	70749-283		3/19/2018	Convenience	10	No	No		
MAC GREGOR CHAR	67755-312		8/5/2016	Convenience	10	No	No		
MAC GREGOR CHAR	35715-546		6/20/2002	Family		No	No		
MACGREGOR CHARL	22781-3		12/30/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2002	6	Siding	20,869	C				SIDING AND GUTTERS

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
5/2/2009	Meas/Inspect	372	PATRIOT
10/17/2008	Measured	197	PATRIOT
2/6/2003	External Ins	PM	Peter M
12/28/1999	Mailer Sent		
12/8/1999	Measured	263	PATRIOT
7/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112540
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7215		Sq. Ft.	Site		0	70.	0.88	6									445,515						445,500	

Total AC/HA: 0.16563 | Total SF/SM: 7215 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 445,515 | Spl Credit | Total: 445,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.02128708
Const Adj.:	0.99989998
Adj $ / SQ:	163.390
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666683
Depreciation:	176004
Depreciated Total:	490678

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

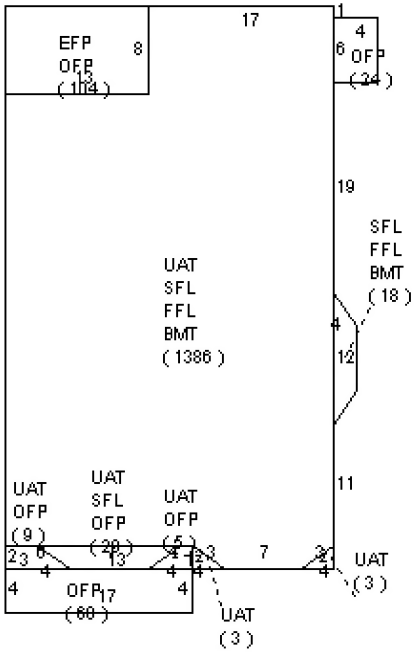
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.39
Special Features:	0	Val/Su Net:	99.67
Final Total:	490700	Val/Su SzAd	173.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,424	163.390	232,667
BMT	Basement	1,404	49.020	68,820
FFL	First Floor	1,404	163.390	229,399
UAT	Upper Attic	357	65.360	23,299
OFP	Open Porch	230	23.670	5,444
EFP	Enclos Porch	104	53.400	5,553

	Net Sketched Area:	4,923		Total:	565,182
Size Ad	2828	Gross Are	5992	FinArea	2828

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	